

OAK CREEK SUBDIVISION

HOWARD COUNTY, NEBRASKA

FINAL PLAT

SECTION CORNER TIES

SOUTHEAST COR. SW1/4, SW1/4 SEC. 11, T13N, R11W

FOUND 1-1/4" PIPE
44.00' WNW TO PK NAIL W/WASHER STAMPED LS 458 IN TOP OF FENCE POST
8.47' NNW TO PK NAIL W/WASHER STAMPED LS 458 IN TOP OF FENCE POST
18.85' NE TO NAIL IN TOP OF FENCE POST
54.51' ENE TO PK NAIL W/WASHER STAMPED LS 458 IN TOP OF FENCE POST

SOUTHWEST COR. SW1/4, SW1/4 SEC. 11, T13N, R11W

FOUND 3/4" PIPE
33.00' S TO 3/4" PIPE PROPERTY PIN
48.51' NW TO PK NAIL W/WASHER STAMPED LS 458 IN FIBER OPTIC WARNING POST
36.42' NE TO PK NAIL W/WASHER STAMPED LS 458 IN FENCE POST
37.95' ENE TO PK NAIL W/WASHER STAMPED LS 458 IN TOP OF FENCE POST

NORTHWEST COR. NW1/4, SW1/4 SEC. 11, T13N, R11W

FOUND 3/4" PIPE
18.79' E TO 5/8" SMOOTH BAR
43.02' NW TO 5/8" REBAR
41.07' SSW TO 1/2" PIPE
37.28' SSE TO 1/2" PIPE

SOUTHWEST COR. NW1/4, SW1/4 SEC. 11, T13N, R11W

FOUND 1/2" PIPE
22.20' ENE TO PK NAIL W/WASHER STAMPED LS 458 IN TOP OF FENCE POST
74.13' SSW TO PK NAIL W/WASHER STAMPED LS 458 IN TOP OF FENCE POST
36.86' WNW TO PK NAIL W/WASHER STAMPED LS 458 IN TOP OF FENCE POST
78.95' NNW TO PK NAIL W/WASHER STAMPED LS 458 IN TOP OF FENCE POST

SOUTHEAST COR. NW1/4, SW1/4 SEC. 11, T13N, R11W

SET 1/2" PIPE W/CAP LS458
91.30' WNW TO PK NAIL IN ASPHALT NORTH BOUND LANE EAST EDGE
33.22' SE TO PK NAIL W/WASHER LS458 IN WOODEN POST
35.91' SSE TO PK NAIL W/WASHER LS458 IN BLAZED 12" DECIDUOUS TREE

ACCEPTANCE OF DEDICATIONS

THE DEDICATIONS SHOWN ON THIS PLAT ARE ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF HOWARD COUNTY, NEBRASKA, ON THIS 8th DAY OF December, 2005.

Philip A. Park
CHAIRMAN
James D. Waters
COMMISSIONER
James Seifert
COMMISSIONER
David R. Bohle
COMMISSIONER
Eric S. Smith
COMMISSIONER

ENTRY ON TRANSFER RECORD THIS _____ DAY OF _____, 2005.

COUNTY CLERK

APPROVALS

THIS PLAT OF "OAK CREEK SUBDIVISION" HAS BEEN SUBMITTED TO AND APPROVED BY THE HOWARD COUNTY PLANNING AND ZONING COMMISSION ON THIS 16 DAY OF November, 2005.

David R. Bohle
CHAIRMAN
Rose Simpson
SECRETARY

REGISTER OF DEEDS CERTIFICATE

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____.

REGISTER OF DEEDS

DEPUTY

LAND SURVEYOR
OLSSON ASSOCIATES
201 E. 2ND ST.
GRAND ISLAND, NEBRASKA 68801

OWNERS
BRIAN S. GIBSON AND JENNIFER L. GIBSON
P.O. BOX 45
DANNEBROG, NEBRASKA 68831

LEGAL DESCRIPTION

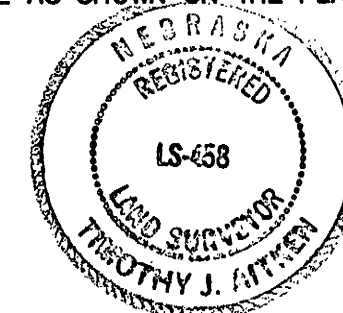
A TRACT OF LAND CONSISTING OF PART THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW1/4, SW1/4) OF SECTION 11, TOWNSHIP 13 NORTH, RANGE 11 WEST OF THE 6TH P.M., HOWARD COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NW1/4, SW1/4, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF N00°15'27"W UPON AND ALONG THE WEST LINE OF SAID NW1/4, SW1/4 A DISTANCE OF 282.49 FEET TO THE POINT OF INTERSECTION OF SAID WEST LINE AND THE EXISTING CENTERLINE OF OAK CREEK; THENCE UPON AND ALONG SAID CENTERLINE N66°27'15"E A DISTANCE OF 95.09 FEET; THENCE N61°53'54"E A DISTANCE OF 176.52 FEET; THENCE N43°31'49"E A DISTANCE OF 141.07 FEET; THENCE S54°19'33"E A DISTANCE OF 70.70 FEET; THENCE N89°44'40"E A DISTANCE OF 108.83 FEET; THENCE N26°56'47"E A DISTANCE OF 108.62 FEET; THENCE N13°33'34"W A DISTANCE OF 70.91 FEET; THENCE N35°11'25"E A DISTANCE OF 102.95 FEET; THENCE N62°58'34"E A DISTANCE OF 101.39 FEET; THENCE N62°49'13"E A DISTANCE OF 249.75 FEET; THENCE N18°17'21"W A DISTANCE OF 159.36 FEET; THENCE N04°37'43"E A DISTANCE OF 163.74 FEET; THENCE N87°10'03"E A DISTANCE OF 104.38 FEET; THENCE N43°42'31"E A DISTANCE OF 114.43 FEET; THENCE N71°44'03"E A DISTANCE OF 132.24 FEET TO THE POINT OF INTERSECTION OF SAID CENTERLINE AND THE WEST RIGHT-OF-WAY (R.O.W.) LINE OF STATE HIGHWAY #11&58; THENCE S01°08'15"E UPON AND ALONG SAID WEST R.O.W. LINE A DISTANCE OF 347.27 FEET; THENCE S88°51'45"W A DISTANCE OF 20.00 FEET; THENCE S01°08'15"E A DISTANCE OF 405.50 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A CLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 11°33'25", A ARC LENGTH OF 559.69 FEET; A RADIUS OF 2774.79 FEET AND A CHORD BEARING S04°54'22"W FOR A DISTANCE OF 558.75 FEET TO THE POINT OF INTERSECTION OF SAID WEST R.O.W. LINE AND THE SOUTH LINE OF SAID NW1/4, SW1/4; THENCE S89°31'36"W UPON AND ALONG SAID SOUTH LINE A DISTANCE OF 1128.75 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 19.328 ACRES MORE OR LESS OF WHICH 1.880 ACRES IS AREA BETWEEN EXISTING HIGH BANK AND EXISTING CENTERLINE OF OAK CREEK AND 0.219 ACRES IS COUNTY ROAD RIGHT-OF-WAY.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON November 8, 2005, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW1/4, SW1/4) OF SECTION 11, T13N, R11W, HOWARD COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF; THAT IRON MARKERS, EXCEPT WHERE INDICATED WERE FOUND AT ALL CORNERS; THAT THE DIMENSIONS ARE AS SHOWN ON THE PLAT; AND THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS.

Timothy J. Aitken
TIMOTHY J. AITKEN, REGISTERED LAND SURVEYOR NUMBER, LS-458



DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT BRIAN S. GIBSON AND JENNIFER L. GIBSON, HUSBAND AND WIFE, BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "OAK CREEK SUBDIVISION" PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW1/4, SW1/4) OF SECTION 11, T13N, R11W, HOWARD COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF AND DO HEREBY DEDICATE THE EASEMENTS, AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER FOR THE LOCATION, CONSTRUCTION AND MAINTENANCE FOR PUBLIC SERVICE UTILITIES, TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS THERETO, AND HEREBY PROHIBITING THE PLANTING OF TREES, BUSHES AND SHRUBS, OR PLACING OTHER OBSTRUCTIONS UPON, OVER, ALONG OR UNDERNEATH THE SURFACE OF SUCH EASEMENTS; AND THAT THE FOREGOING SUBDIVISION AS MORE PARTICULARLY DESCRIBED IN THE DESCRIPTION HEREON AS APPEARS ON THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

IN WITNESS WHEREOF, I HAVE AFFIXED MY SIGNATURE HERETO, AT

Brian S. Gibson THIS 5th DAY OF January, 2006

Brian S. Gibson
BRIAN S. GIBSON

Jennifer L. Gibson
JENNIFER L. GIBSON

ACKNOWLEDGMENT

STATE OF NEBRASKA
COUNTY OF HOWARD

BE IT REMEMBERED THAT ON THIS 5th DAY OF January, 2006, BEFORE ME, BRIAN S. GIBSON AND JENNIFER L. GIBSON, HUSBAND AND WIFE, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHOSE EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

Donald J. Morosic, Jr.
NOTARY PUBLIC

MY COMMISSION EXPIRES:

GENERAL NOTARY - State of Nebraska
DONALD J. MOROSIC, JR.
My Comm. Exp. April 3, 2007

SHEET 2 OF 2

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